



House of Representatives

General Assembly

File No. 225

January Session, 2015

House Bill No. 6132

House of Representatives, March 26, 2015

The Committee on Housing reported through REP. BUTLER of the 72nd Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT CONCERNING EMERGENCY POWER IN PUBLIC HOUSING FOR THE ELDERLY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective October 1, 2015*) Any public housing
- 2 project consisting of not less than one hundred units for elderly
- 3 persons shall install and maintain one or more emergency power
- 4 generators capable of providing a minimum of four to twelve hours of
- 5 sufficient electrical power to each unit for heating, water, lighting and
- 6 any other critical mechanical equipment. For purposes of this section,
- 7 "public housing project" means dwelling accommodations operated as
- 8 a state subsidized housing project by a housing authority, nonprofit
- 9 corporation or municipal developer, as defined in section 8-39 of the
- 10 general statutes, pursuant to chapter 128 of the general statutes or by
- 11 the Connecticut Housing Authority pursuant to chapter 129 of the
- 12 general statutes.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2015</i>	New section
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HSG *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill has no state or municipal impact by requiring certain state-funded housing projects to install and maintain an emergency power generation system. The bill may result in potential costs to local housing authorities, which are autonomous governmental entities, to the extent that a generator would be required at a facility managed by a housing authority.¹ The cost associated with generators and all necessary fuel is up to \$200,000 per facility.

The bill does not provide state funds for this program. It is therefore anticipated that the managers of such facilities would need to either raise rents or divert funds from other maintenance projects in order to finance the generator.

Within the State-Sponsored Housing Portfolio, which includes 343 properties as of January 2013, one housing facility was identified as meeting the criteria listed under the bill.

The Out Years

State Impact: None

Municipal Impact: None

¹ Housing authorities are autonomous governmental entities which are financed through rental collections (CGS 8-45) and the issuance of bonds (CGS 8-52). They may also accept federal and state grants (CGS 8-56) as well as donations from municipalities (CGS 8-61).

Source: Connecticut Housing Finance Authority

OLR Bill Analysis**HB 6132*****AN ACT CONCERNING EMERGENCY POWER IN PUBLIC HOUSING FOR THE ELDERLY.*****SUMMARY:**

This bill requires state-funded housing projects with 100 or more units for elderly tenants to install and maintain an emergency power generation system. The system must be capable of providing enough electricity to power each unit's heating, water, lighting, and other critical mechanical equipment for at least 4-12 hours. By law, "elderly" tenants are those earning no more than 80% of the area median income and who (1) are age 62 or older or (2) have a total disability.

EFFECTIVE DATE: October 1, 2015

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 13 Nay 0 (03/11/2015)